

For Sale  
By Private Treaty

Guide Price

€450,000

grimes<sup>®</sup>



### 38 Parker House, The Coast, Dublin 13

- Stunning 4 bed townhouse in an ideal location
- Overlooking communal green
- Approx. 148 sq m / 1,593 sq ft
- Large south west decking with access to communal gardens
- Convenient and sought-after location

BER B1



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PSRA Licence No: 001417

## Description

Grimes Clontarf are delighted to bring this bright and welcoming 4 bed townhouse to the market. 38 Parker House is a stunning 3 storey property located in a sought-after development in Baldoyle.

No. 38 provides approx. 148 sq m / 1,593 sq ft of light-filled, comfortable living and bedroom accommodation. Internally the property is well-presented and bright, and comprises in brief an entrance hall, WC, kitchen, under stairs utility, living room and dining room, all on the ground floor. On the second floor there are 3 bedrooms (one en suite) and a family bathroom, while on the top floor there is a further 4th bedroom and en suite. The house is further complimented by two designated parking spaces, (one to the front of the property and one in the secure surface car park), and access to the landscaped communal gardens.

Situated in Baldoyle in a quiet and residential location, easily accessible from the Coast Road, Grange Road and the M50. Clongriffin DART station is a five-minute walk and there are numerous bus routes that service the area providing efficient links to the City Centre. There is a choice of shops, supermarkets and leisure amenities that include coastal walks, Father Collins Park and various sports clubs. There are also highly regarded primary and secondary schools in the area, one primary school 5-minute walk away. The property is within close proximity to Portmarnock, Howth, Sutton and Malahide and also benefits from easy access to the Port Tunnel, M1 and Dublin Airport.





**Entrance Hall:**

This hallway comes complete with bespoke panelling and stylish solid oak flooring.

**WC:**

Large guest bathroom, fully tiled with WC and wash hand basin

**Kitchen:**

Located to the front of the property, fitted with an array of wall and floor units, with integrated oven, hob, dishwasher, and extractor fan. Ample dining space.

**Under Stairs Utility:**

Washing machine and dryer, storage space.

**Living / Dining Room:**

Large open plan room with ample living space, fireplace with gas insert and wooden surround, solid oak flooring throughout. Large dining room with Velux windows allowing for an abundance of natural light. Patio doors to rear decking overlooking the gardens.

**Bedroom 1:**

Spacious and bright double room with a soft carpeted floor and convenient built-in wardrobes. Access to en suite.

**En Suite:**

Featuring a sleek tiled floor, WC, wash hand basin and a walk-in shower.

**Bedroom 2:**

Large double bedroom to the front of the property with box bay window with seating and built-in wardrobes

**Bedroom 3:**

Single room to front, currently used as an office



**Bedroom 4:**

Master suite featuring a soft carpeted floor and impeccably designed wall-to-ceiling wardrobes. Bathed in natural light, this space offers a seamless blend of comfort and productivity with access to a sunny, private balcony

**En Suite:**

Part tiled with, WC, wash hand basin and a walk-in shower

**Bathroom:**

Fully tiled with a large wash hand basin, WC, and a relaxing bath with a convenient shower attachment.

**Services:**

Secure designated surface parking (2 spaces)  
Gas Fired Central Heating  
Double glazed windows

**Management Company:**

Revill Property Management

**Management Fee:**

Approx. €1,300 per annum (subject to change)

**BER Details:**

**BER:** B1

**BER No:** 117565531

**Energy Performance Indicator:** 96.28 kWh/m<sup>2</sup>/y

**Contents included in AMV of €450,000**

White goods

Light fittings

Blinds & curtains







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